

Nov 22nd, 2019

Steve McGill  
2738 Lower Glenrosa Rd

Re: Road Closure and Disposition By-Law No. 270 2019

To Mayor and Council

**Rationale**

The proposed road closure is for land considered to be a surplus to city needs and will facilitate a better layout for the proposed townhouse development at 2734 Lower Glenrosa Rd. The only change made from the original application is an increase from 24 units to 31 units and the moving of an existing sewer main.

This project is still not suited for the property.

While proposed parkland dedication sounds good as Councilor De Jong said at the October 15th, 2019 meeting, is it suitable as useable park space, as the district has a surplus of unusable parks?

The answer is no.

The area is already protected as it is located within the sensitive terrestrial and aquatic ecosystems. It would be best suited as a part of a wildlife corridor and green area as it is unusable for human traffic. There are also protected species living in the area and I have identified a nest of Northern Rubbed Boa, which is protected under section 69 of the species at risk act, as well as Bull snakes and native insects that unique to the ravine, which has been identified and collected for study by a Ph.D. entomologist.

Also, the developer was requested by the planning department to a "no disturb covenant" on the area for his original proposal of 24 units at the 3rd reading, which he was not willing to do as it would reduce the footprint of usable area. As such, his application was not approved by the council.

Furthermore, there is the issue of Knoppler Brook, which is an integral part of the Glenrosa Drainage system. The Brook has flooded the property numerous times in the past. In 2017 it flooded and washed out Lower Glenrosa Rd forcing the closure of the road and incurring considerable cost to the city. I have highlighted the location of Knoppler Brook on-site plan option 3 of the new proposal. An estimate of 10 meters would be required which would further reduce usable area.

I worked for the City of West Kelowna for 3 years as the Senior Forman of Water Quality and 35 plus years at Westbank Irrigation as the Senior Forman and have lived on this property for 48 years. At this point, I will not go on with additional problems with this proposal. Put this application to rest once and for all! I would be willing to discuss the additional issue with staff or council anytime and I have provided my contact information at the end of this letter.



2734 Lower Glenrosa History

- For Sale by Former Owner asking \$1,000,000, sold on March 4th, 2019 for \$629,500
- BC Assessment July 1st, 2018 was \$669,000
- Currently listed for sale at \$1,790,00
- Owner is willing to pay \$21,000 for closure

Enclosed

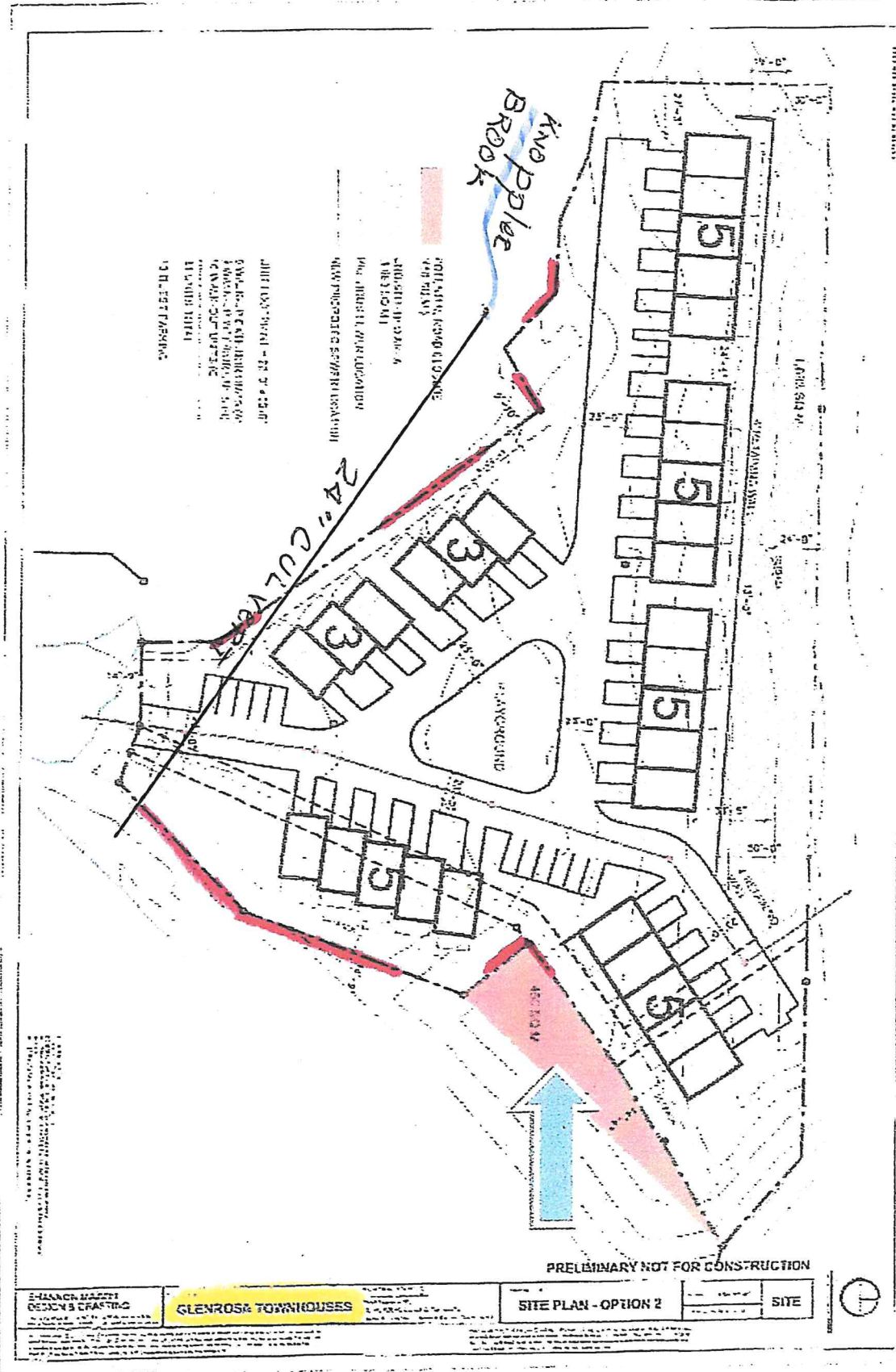
- Drawing location of Knoppler Brook, and retaining walls
- Letter from a concerned homeowner
- My letter to the council and staff re-zoning By-Law No. 217-18

Thank you for your service to West Kelowna.

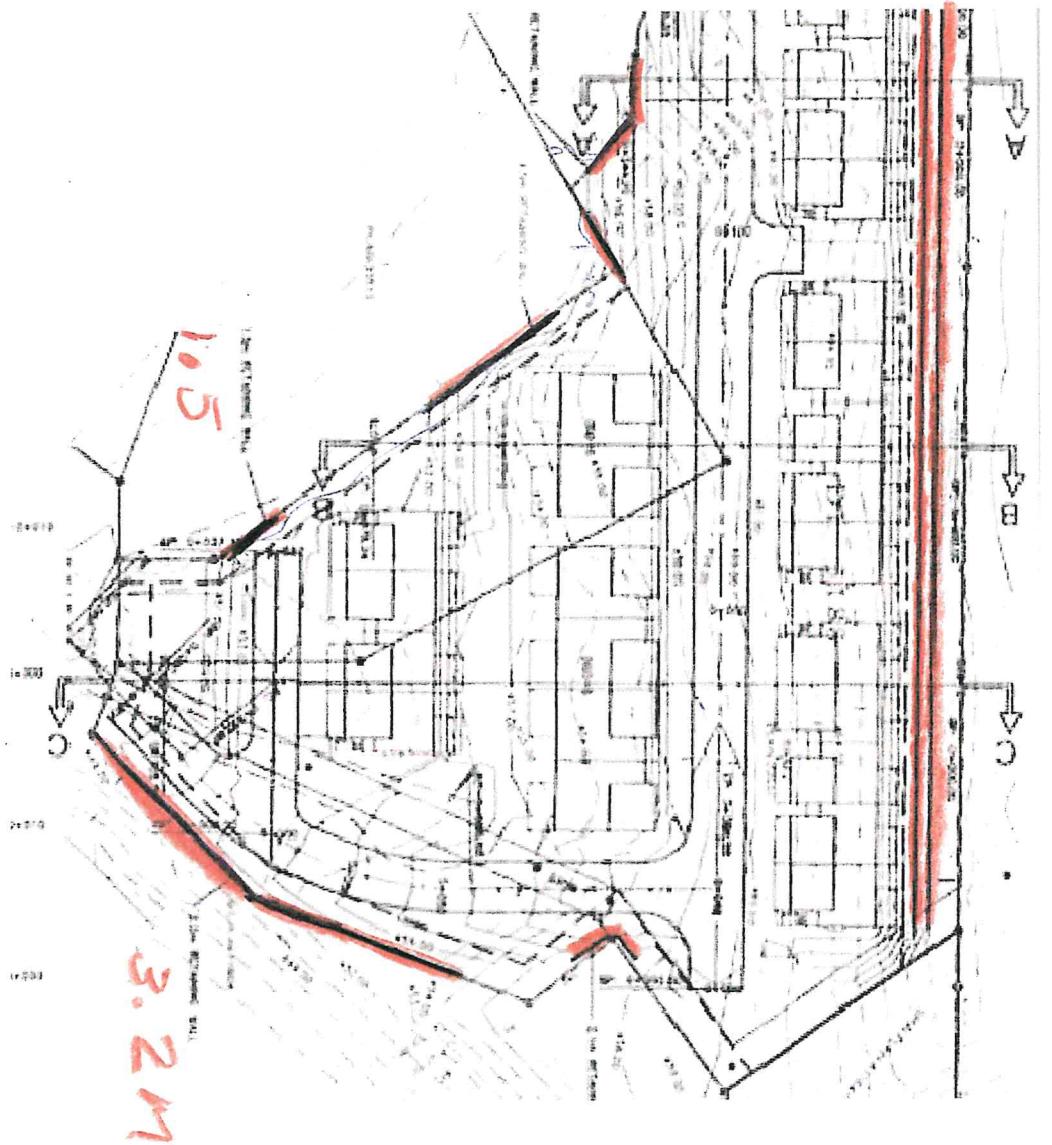
S. McGill  
2738 Lower Glenrosa Rd



*New Proposal*



<p>SHANNON HARTZ DESIGN &amp; CRAFTING</p> <p>1000 S. GLEN ROSA RD. SUITE 100 GLEN ROSA, TX 75043 714.234.1234</p>	<p><b>GLEN ROSA TOWNHOUSES</b></p> <p>OPTION 2</p>	<p><b>SITE PLAN - OPTION 2</b></p>	<p><b>SITE</b></p>
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Developer First  
proposal

ATT. MR MAJOR & COUNCIL AUG 13/2018

ATTN: CITY CLERK

ATTN: KERRI CLARK

BYLAW NO. 100.51 AND

BYLAW NO. 154.68

2734 & 2736 LWR. GLENROSA.

FILE NO. Z 17-18

MY NAME IS STEVE MCGILL, I LIVE AT  
2738 LOWER GLENROSA RD., NEXT DOOR TO  
THE PROPOSED REZONING OF 2736 & 2734  
LOWER GLENROSA RD.

LAST WEEKEND AUG 11 & 12 I WENT THRU MY  
NEIGHBORHOOD TO SEE HOW PEOPLE FELT ABOUT  
THE REZONING OF THESE TWO PROPERTIES.  
(2736 + 2734) LWR. GLENROSA RD.

I APPROACHED EVERYONE WHO I BELIEVE WERE WITHIN  
100 METRES AND WOULD HAVE RECEIVED A NOTICE OF  
PUBLIC HEARING.

MOST HAD NO IDEA WHAT I WAS TALKING ABOUT.  
(ABOUT 50%)

OUT OF THE 17 HOUSES I SPOKE WITH, ALL BUT 2  
SIGNED ENCLOSED PETITION, THE OTHER 2 SAID  
THEY PLANNED TO ATTEND PUBLIC HEARING.

I HAVE BEEN AWAY ON HOLIDAYS MYSELF AND DIDN'T  
HAVE MUCH TIME TO GET AROUND 8 HOMES ON  
INVERNESS WHERE EMPTY, NO OCCUPATES, OR  
FOR SALE.

[REDACTED]

We the UNDER SIGNED ARE  
OPPOSED TO OFFICAL COMMUNITY  
PLAN AMENDMENT BYLAW NO. 100.51  
AND ZONING AMENDMENT BYLAW  
NO. 154.68

Inverness Leah + David Kyle  
Inverness Robert + Suzanne Watson  
Glenway Glenna & Michael Smith  
Glenway Clem + Wendy Fraser  
Glenway Rob & Pat Leitch  
Glenway Paul Koller  
DAVE GOODCET 3743 INVERNESS  
Alison McCormick 3743 INVERNESS RD  
TOM K HAZELL 3744 GLENWAY RD  
Tyler Volk 3739 Inverness Rd  
Jarett Harvey 3715 Pleasantview Rd  
Cory Polan 3703 Pleasantview Rd  
Darin Finley 3711 Pleasantview rd.  
JACOB REIFF 3707 Pleasantview Rd  
Drea Smith 3592 Glenway Rd  
LASHO ZUPA 3731 INVERNESS RD  
VICKI ZUPA 3731 INVERNESS RD  
Steve M'Gill 2738 Lower Glenross Rd  
B.J. M'Gill 2738 Lower Glenross Rd



Aug 8 2018

My name is Steve McGill and I have lived at 2738 Lower Glenrosa Road for forty-seven years. I was also a director of the Westbank Museum, which was located at 2736 Lower Glenrosa Road. For thirty-five years I was employed as Works Foreman for Westbank Irrigation, and the City of West Kelowna as Water Quality Senior Foreman. I am a life time member of the Enviromental Operation program and was also the first level 4 operator in the interior of BC in water, and have a numerous other tickest and certifications in the industry of water distribution and quality control. So I believe I have extensive knowledge of the proposed area being considered for rezoning. I would also like to say I am not a nimby and am open to positive change and development.

I feel the proposed plan would not be a positive use of the property, as there are a number of concerns I have:

1- *Community Plan*

This neighborhood is all single-family homes. The proposed development is too different from the surrounding properties.

2- *City Impact/Aesthetics*

Concerns with aesthetics this development would have for those entering the city. Large retaining walls, as well as a massive cut into hillside and removal of existing natural landscaping, which is currently heavily treed with mature pines and other natural species, would be required. This is not naturalizing the area, but rather the opposite

3- *Enviromental Assessment*

Based on the enviromental assessment report the area is high risk and will require no disturb covenants on numerous locations, some which have not yet been identified during the first assessment. I would like to request the chance to review the report.

Also, if the section of Knoppler Brook, which is now piped, is to be daylighted as par of the Glenrosa drainage study, the environmentally preferred method to return it to its natural state, it would require a minimum enviromental setback of 10 meters riparian zone. This would further reduce the footprint of the proposed development. I have highlighted the area on the enclosed map. (Map A)

If Knoppler Brook is return to its original state, I would be more receptive to provide access through my property, provided present application is denied.

4- *Parkland*

With regard to the Parkland Dedication as Consulter DeJong ask, would this be useable parks for the public? My answer would be no. The are is too steep and full of poison ivy and mud from the Springs, on the property.

I personally love parks and walk them daily, including Gellatly Bay, the Nut Farm, Powers Creek and Glen Canyon. I have walked the informal trail on the proposed park maybe a dozen times in the last forty plus years. This informal trail system with linkage to Lower Glenrosa Road, also passes through the private property of the Powers Creek Community Church. On a good day and in good weather there is maybe ten people on the trail max. In the winter maybe two as my dog barks whenever someone walks by. This area is already protected under the existing land use, as an undisturbed aquatic riparian area. A hillside development means a permit is needed that will

protect the area as a wildlife green corridor.

5- *Technical Consideration*

Water servicing, as per Interior Health requirements, the water lines are to be looped as dead-end lines, are potential disinfection problem areas. These loops would also require new PRV. Which ever looping option is used, it should be looping with Glencoe Road or Inverness Road.

6- *Storm Water Management*

I have numerous concerns with existing drainage through the area. Yes, we had flooding this year for the first time in 10 years and with the work done by the city in cleaning the systems above and below my property, it will be fine for a short time. But with out a robust maintenance program by the city, there is a high risk to reoccur and be an on-going problem. It should not cause me any real problems since we have an independent drainage plan. To consider development at this time would be ludicrous. The city will look like fools when Lower Glenrosa Road washes away again.

I sent a letter to the city on my concerns as well as stating numerous suggests and recommendations and would be more willing to talk with them. To date, C. Anderson DWK phoned and asked if I would be willing to talk with Protech and the Developer. I found it odd that the city would phone on behalf of them, as my phone number is in the book. I have made it clear I will not have anything to do with the Developer as my past dealings with them have been hostile over the five and a half years he has been running a marijuana production next door to my property and devalued both my property and life. I will leave it at that.

Also on the enclosed (drawing A) there is a two piped system. He, the previous owner, could fill in the area to build the Westbank Museum, but I will get back to this on the Geotechnical Investigation.

He sold me the property I now live on in 1985 and we, as gentleman, agreed that I would not build on top of the piped system. In 1990 development in Glenrosa put the Glenrosa Drainage into the area. At the time a study done for the for the RDCO by D. Pilling Assoc. recommended improving the system through the property. Nothing was done though, other than now calling it Bradford Brook. In the following year the Westbank Museum experienced seasonal flooding. After many years of this issue being passed between different authorities my way RDCO, I decided to pay for the drainage improvement. Doing so to protect the Westbank Museum, which I felt was a community asset, and in respect for C. Small as he had done a lot for myself. I donated \$10,000 and my time to make the recommended upgrades made by the study. I had approved service to do the work and still have the work orders and the receipts for the materials used. This was built at the to the recommendations of the report. Up until this spring, I have cleaned the system regularly and kept it working. However, I am no longer willing to do this as the museum is gone.

7- *Geotechnical Investigation*

I saw they had dug test holes on only part of the proposed development area. No test holes were dug in the area undefined on the ecosystem delineation drawing as UR-ESX4, a fill area which is approximately 6 meters and uncompacted. Also, they did not identify the original creek bed through the property. This should be considered for further investigation. The report indicates



the finish grade by no steeper than 2 horizontals vertical. (see enclosed drawing)

This will require a complete rebuild of the existing cull de sac. We still have no idea what is planned, the number of units ect. I have attended the APC proposal. Two were in favor, one was opposed.

As it is, all we really know is the owners need to come up with a plan for the property as they will no longer be able to produce marijuana on the property, as the legalization and by laws will put them out of business at the present location. Is there any truth medical marijuana = criminal activity = number companies real estate? I have no idea. But money laundering is not a victimless crime. It is linked to skyrocketing housing costs. And is the ridiculous housing costs really what the community needs?

I know that they approached me a year ago and said they were going to build apartments and I should sell my property to them. Right after this, they brought in equipment and started plowing the road. I phoned bylaw and they told them to stop operations till they had approval. Since then, I have seen bylaw there a couple times. So, really, there is no plan.

Hopefully council will deny this official community redevelopment by law and zone development by law.

S. McGill